



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 40
Interior Floo	14	CARPET 40
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	167,648
FGR	400	55	220	23,582
FOP	48	30	14	1,500
PTO	70	5	4	429
TOTALS	2,082		1,802	193,158

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,802	113.4000	107.73	194,129	2016	2021	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2024 Heated Area: 1564 HX Base Yr 2024												
65065 LAGOON FOREST DR, YULEE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,158	
TOTAL MARKET OB/XF VALUE		4,343	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		252,501	
SOH/AGL Deduction		0	
ASSESSED VALUE		252,501	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		197,501	
TOTAL JUST VALUE		252,501	
NCON VALUE		10,498	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,818	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531443	CO ISSUED	0	02/12/2016
B1531443	NEW CONSTR	196,350	11/01/2015
B19934	NEW CONSTR	246,246	05/01/2007
E19271	ELEC OTHER	1,800	05/01/2007
M12936	MECH OTHER	0	05/01/2007
P12388	OTHER	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0182	3/15/2023	TD	Q	I	01	310,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BIANCHINI KAREN						
2559/0844	4/27/2022	WD	U	I	37	316,400
GRANTOR: WELSCH JEFFREY A & CA						
GRANTEE: OPENDOOR PROPERTY T						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	0	0	696.00	SF	6.50	6.50	100	2016	2016	3	96
TOTAL OB/XF 4,343														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 55,000.00														